

**MINUTES OF THE SPECIAL JOINT MEETING
OF THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF LAKE WORTH, TEXAS
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB
TUESDAY, NOVEMBER 12, 2019
SPECIAL JOINT MEETING: 6:30 PM**

A. CALL TO ORDER.

Planning and Zoning Chair Sherrie Watkins and Mayor Walter Bowen called the joint meeting to order at 6:30 p.m.

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.

Pastor Zac Hatton with Lake Worth Baptist Church gave the invocation. Attendees recited the pledge of allegiance.

A.2 ROLL CALL.

Present:	Walter Bowen	Mayor
	Jim Smith	Mayor Pro Tem, Place 1
	Geoffrey White	Council, Place 2
	Sue Wenger	Council, Place 3
	Ronny Parsley	Council, Place 4
	Pat O. Hill	Council, Place 5
	Gary Stuard	Council, Place 6
	Clint Narmore	Council, Place 12
	Sherrie Kubala Watkins	P&Z Commission Chair, Place 2
	Coy Pennington	P&Z Commission, Vice Chair, Place 7.
	Don Riley	P&Z Commission, Place 1
	Jeannie Turley	P&Z Commission, Place 3
	Patty Biggers	P&Z Commission, Place 4
	Troy Jones	P&Z Commission, Place 5
	Diane Smith	P&Z Commission, Place 6
Staff:	Stacey Almond	City Manager
	Debbie Whitley	Assistant City Manager/Finance Director
	Drew Larkin	City Attorney
	Monica Solko	City Secretary
	Barry Barber	Planning and Development Director
	Suzanne Meason	Planning & Zoning Administrator

A.3 CITIZEN PRESENTATION / VISITOR COMMENTS

There were no requests to speak from the public.

B. PUBLIC HEARINGS

Mayor Bowen announced the meeting format would be different, as the Planning & Zoning Commission would open each of the public hearings on Items B.1 through B.3, take public comment, close the public hearings and vote on their recommendation to Council. Then the City Council would follow and do the same.

B.1 PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1169, PLANNING AND ZONING CASE NO. PZ-2019-28, REPEALING AND REPLACING THE CURRENT COMPREHENSIVE ZONING ORDINANCE AND ADOPTING A NEW COMPREHENSIVE ZONING ORDINANCE AND AUTHORIZE THE CITY MANAGER TO MAKE MINOR GRAMMATICAL, CLERICAL, AND NUMBERING CHANGES.

PLANNING AND ZONING COMMISSION APPROVED

Chair Watkins opened the public hearing at 6:33 p.m. and called on Stacey Almond to present the item.

City Manager Stacey Almond introduced Jennifer Reiner with Dunaway and Associates. Ms. Reiner requested to present both items B.1 and B.4 together. Ms. Reiner summarized the items presented a power point presentation.

Chapter 10, Subdivision Regulations

The goal is to format coordination between regulations and appendices for plat process and requirements, construction documents and standards, and facilitate administration of regulations. The purpose of the regulations is a) to protect, promote, improve and provide for public health, safety, and general welfare of the citizens of the City of Lake Worth through minimum standards which provide: equitable, harmonious, and efficient development and distribution of population and land uses; effective transportation system providing facilities for efficient circulation for all modes of transportation-pedestrian, bicycle and vehicular modes; adequate public facilities – communication, transportation, drainage, water, wastewater, schools, parks, public safety and recreational facilities and other public facilities and services; and protection and preservation of places of historical, cultural, natural or architectural importance and significance to the community; b) to ensure and keep record of the safety, orderly and efficient development and expansion of the city, in accordance with and pursuant to its plans and ordinances; and c) to encourage economic development in a stable, prospering business environment. The general update will be to repeal and replace, format, define, and conform to new state laws. There are four articles consisting of Article 10.100 General Provisions, Article 10.200 Definitions, Article 10.300 Plat Process which correlates with Appendix A-Plan and Plat Documents and Article 10.400 Policy and Process which correlates with

Appendix B-Standards and Details (design criteria and construction standards). The Comprehensive Plan was updated and adopted in April 2018. These changes are directions from the plan.

Chapter 14, Zoning Regulations:

The chapter is an update that correlates with the zoning map, which will make some of the zoning districts obsolete and will create new classifications. Again, this will be a repeal and replace, with formatting, definitions and new and updated regulations.

Article 14.100 General Provision enabling legislation and authority of the city. Section 14.103 Purpose is established in accordance with the adopted Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the city. Section 14.200 Administration which establish city zoning authority, guidelines and responsibilities for appointed officials and expands certificate of occupancy. The biggest change to the section is the Planning and Zoning Commission is now comprised for 5 members and two alternates. Section 14.300 Definition which removes obsolete definitions, updates and adds new districts and coordinates with Land Use Table (Article 14.400). Article 14.500 is the new and updated zoning districts and Article 14.600 is new and updated supplemental districts and different land uses such as accessory buildings, bufferyards, vehicle parking and loading requirements.

Chair Watkins called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Chair Watkins closed the public hearing at 6:46 p.m. and called for the motion.

A MOTION WAS MADE BY COMMISSION MEMBER JONES, SECONDED BY COMMISSION MEMBER SMITH TO APPROVE PLANNING AND ZONING CASE No. 2019-28 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

**CITY COUNCIL
APPROVED**

Mayor Bowen opened the public hearing at 6:47 p.m. and announced that the item was presented during the Planning and Zoning portion of the meeting.

Mayor Bowen called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Mayor Bowen closed the public hearing at 6:47 p.m. and called for the motion.

A MOTION WAS MADE BY COUNCIL MEMBER NARMORE, SECONDED BY MAYOR PRO TEM SMITH TO APPROVE ORDINANCE No. 1169, PZ 2019-28, REPEALING AND REPLACING THE CURRENT COMPREHENSIVE ZONING ORDINANCE AND ADOPTING THE NEW COMPREHENSIVE ZONING ORDINANCE AND AUTHORIZE THE CITY MANAGER TO MAKE MINOR GRAMMATICAL, CLERICAL, AND NUMBERING CHANGES.

MOTION TO APPROVE CARRIED 7-0.

B.2 PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1171, PLANNING AND ZONING CASE NO. PZ-2019-29, CHANGING THE ZONING DISTRICT AND USE CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (SF1), COMMERCIAL (C), PLANNED COMMERCIAL (PC) AND PLANNED INDUSTRIAL (PI) TO PUBLIC FACILITIES (PF) ZONING DISTRICT AND USE CLASSIFICATION ON APPROXIMATELY SEVENTY-SIX (76) AREAS OF LAND, COMMONLY KNOWN AS THE CITY OF LAKE WORTH MUNICIPAL FACILITIES, LIBRARY, FIRE STATION, PUBLIC PARKS, WELL SITES, AND LIFT STATIONS.

**PLANNING AND ZONING COMMISSION
APPROVED**

Chair Watkins opened the public hearing at 6:48 p.m. and called on Ms. Meason to present the item.

Planning and Zoning Administrator Suzanne Meason summarized the item. The City is in the process of rezoning approximately 10% of the City's current zoning districts to replace older zoning districts with new Comprehensive Zoning Districts. City staff, along with our consultant, developed draft regulations and associated maps containing recommended changes that were presented to the Lake Worth Planning and Zoning Commission and the City Council for review in June of 2019. Changes provided by the boards at the joint meeting were provided for on the proposed map and proposed regulations and were presented to the public at a town forum held in August 2019.

City of Lake Worth property to be rezoned to Public Facilities (PF) is approximately 76 acres or 4.2% of City. All the uses that are currently on the property will not change. This request is only for city owned property.

Chair Watkins called for anyone wishing to speak for or against the request to come forward.

Alan Hill, 3608 Mohawk Trail, came forward. He commented he did not receive his notice of the zoning request until today. He did not get an opportunity to study the request and asked what it meant for the city and what will it mean after. Building and Development Director, Barry Barber responded that the changes being made were to city owned property/facilities and they would all be changed to the category designation of public facility. Ms. Meason added that the property in question is all city owned property, the letters that were sent out to residents were to inform them that a zoning change was being

requested and they are within the 200-foot boundaries. By law, the city is required to let citizens know if there is a zoning request within the 200-foot radius of that property. The city is not changing your zoning only changing the zoning on city owned property.

Cynthia Ann Landers, 7509 Malaga Drive, came forward. She inquired about vacant city property and asked if it would remain vacant or with the zoning change would allow the city to build a fire station, apartments, etc. Ms. Meason gave the example of 7500 Telephone Road, which is currently vacant city property. This property has been deemed as future parkland. If the city decided to change the property use, the process to change would go back before the public and Council for approval on the change.

Ken Sanderson, 3700 Pueblo Trail, came forward. He was concerned with the property at 7500 Telephone Road, as it is deemed a park would it have bright lights facing towards his home or his neighbor's home. Mr. Barber explained to him that this was a future park and no plans have been made for it, so could not answer the question.

There being no one else wishing to speak, Chair Watkins closed the public hearing at 6:59 p.m. and called for the motion.

A MOTION WAS MADE BY COMMISSION MEMBER DIANE SMITH, SECONDED BY COMMISSION MEMBER BIGGERS RECOMMENDING APPROVAL PZ 2019-29 AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0-2, WITH COMMISSION MEMBERS RILEY, SMITH, TURLEY, BIGGERS AND CHAIR WATKINS VOTING IN FAVOR AND COMMISSION MEMBERS PENNINGTON AND JONES ABSTAINING.

An affidavit of disqualification has been completed by Commission members Pennington and Jones and filed with the City Secretary stating the nature of the interest was property owner in the 200' notification zone.

CITY COUNCIL APPROVED

Mayor Bowen opened the public hearing at 7:01 p.m. and announced that the item was presented during the Planning and Zoning portion of the meeting.

Mayor Bowen called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Mayor Bowen closed the public hearing at 7:01 p.m. and called for the motion.

A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY MAYOR PRO TEM SMITH TO APPROVE ORDINANCE No. 1171, PZ 2019-29, FROM SINGLE FAMILY RESIDENTIAL (SF1), COMMERCIAL (C) AND PLANNED COMMERCIAL (PC) AND PLANNED INDUSTRIAL (PI) TO PUBLIC FACILITIES (PF) ZONING DISTRICT AND USE CLASSIFICATION ON APPROXIMATELY SEVENTY-SIX (76) AREAS OF LAND, COMMONLY KNOWN AS THE CITY OF LAKE WORTH MUNICIPAL FACILITIES, LIBRARY, FIRE STATION, PUBLIC PARKS , WELL SITES, AND LIFT STATIONS.

MOTION TO APPROVE CARRIED 6-0-1, COUNCIL MEMBERS WHITE, WENGER, PARSLEY, STUARD, NARMORE AND MAYOR PRO TEM SMITH VOTING IN FAVOR AND COUNCIL MEMBER HILL ABSTAINING.

An affidavit of disqualification has been completed by Council member Hill and filed with the City Secretary stating the nature of the interest was property owner in the 200' notification zone.

B.3 PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1172, PLANNING AND ZONING CASE NO. PZ-2019-30, CHANGING THE ZONING DISTRICT AND USE CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (SF1) TO PUBLIC FACILITIES (PF) ZONING DISTRICT ON APPROXIMATELY EIGHTY - TWO (82) ACRES OF LAND MORE COMMONLY KNOWN AS THE LAKE WORTH HIGH SCHOOL, EFFIE MORRIS ELEMENTARY SCHOOL, LAKE WORTH ADMINISTRATION BUILDING, N.A. HOWRY MIDDLE SCHOOL, AND LAKE WORTH AGRICULTURAL SITE.

**PLANNING AND ZONING COMMISSION
APPROVED**

Chair Watkins opened the public hearing at 7:03 p.m. and called on Suzanne Meason to present the item.

Planning and Zoning Administrator Suzanne Meason summarized the item. The City is in the process of rezoning approximately 10% of the City's current zoning districts to replace older zoning districts with new Comprehensive Zoning Districts. City staff, along with our consultant, developed draft regulations and associated maps containing recommended changes that were presented to the Lake Worth Planning and Zoning Commission and the City Council for review in June of 2019. Changes provided by the boards at the joint meeting were provided for on the proposed map and proposed regulations and were presented to the public at a town forum held in August 2019.

Lake Worth ISD property to be rezoned to Public Facilities (PF) is approximately 82 acres or 1.2 % of City. These properties are more commonly known as Lake Worth High School, Effie Morris Elementary School, Lake Worth Administration building, N.A. Howry Intermediate School and the Lake Worth Agricultural site. All uses that are currently on the property will not change.

Chair Watkins called for anyone wishing to speak for or against the request to come forward.

Teresa Gonzlaes, 4009 Dakota, came forward. She asked how changing the zoning benefited the school district. Ms. Meason explained that the city was trying to make all the school property the same designation. It would not change the school zone nor affect the use of the property.

Teresa Riley, 7108 Liliac Lane, came forward. She expressed her concern that if the city changed the school and city facilities to the designation of Public Facility how could you tell what is what by looking at the map. Ms. Meason stated that currently Lake Worth High School was zoned single family residence and it was not a residence. It will now be changed to public facility to reflect the use better. Mr. Barber added once the zoning is complete it will actually clean up the zoning map and you will be able to tell if it is a school facility or city facility by the new designation.

Melissa Killian, 4220 Lakewood Drive, came forward. She inquired about the city property that is next to her, if the city could change the vacant property to something else. Ms. Meason responded, the city technically could but it would have to go through the process to change the designation. Ms. Killian asked since she lives in Fort Worth would that change her to be in Lake Worth now. Ms. Meson stated it would not affect her property in that way.

There being no one wishing to speak, Chair Watkins closed the public hearing at 7:14 p.m. and called for the motion.

A MOTION WAS MADE BY COMMISSION MEMBER PENNINGTON, SECONDED BY COMMISSION MEMBER RILEY RECOMMENDING APPROVAL PZ2019-30, AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0-1, WITH COMMISSION MEMBERS RILEY, SMITH, TURLEY, BIGGERS, PENNINGTON AND CHAIR WATKINS VOTING IN FAVOR AND COMMISSION MEMBER JONES ABSTAINING.

An affidavit of disqualification has been completed by Board member Jones and filed with the City Secretary stating the nature of the interest was property owner in the 200' notification zone.

**CITY COUNCIL
APPROVED**

Mayor Bowen opened the public hearing at 7:15 p.m. and announced that the item was presented during the Planning and Zoning portion of the meeting.

Mayor Bowen called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Mayor Bowen closed the public hearing at 7:17 p.m. and called for the motion.

A MOTION WAS MADE BY MAYOR PRO TEM SMITH, SECONDED BY COUNCIL MEMBER STUARD TO APPROVE PZ 2019-30, ORDINANCE NO. 1172, AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

B.4 PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1170, REPEALING AND REPLACING THE CURRENT SUBDIVISION REGULATIONS AND DESIGN CRITERIA AND CONSTRUCTION STANDARDS (DCCS) ORDINANCE AND ADOPTING A NEW SUBDIVISION REGULATIONS AND DESIGN CRITERIA AND CONSTRUCTION STANDARDS (DCCS) ORDINANCE AND AUTHORIZE THE CITY MANAGER TO MAKE MINOR GRAMMATICAL, CLERICAL, AND NUMBERING CHANGES.

APPROVED

Mayor Bowen opened the public hearing at 7:18 p.m. and announced that the item was presented with item B.1

Mayor Bowen called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Mayor Bowen closed the public hearing at 7:18 p.m. and called for the motion.

A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY MAYOR PRO TEM SMITH TO APPROVE ITEM B.4, ORDINANCE NO. 1170, AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

C. EXECUTIVE SESSION

No items for this category.

D. EXECUTIVE SESSION ITEMS – CITY COUNCIL AND PLANNING AND ZONING COMMISSION MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

No item for this category.

E. ADJOURNMENT

Chair Sherrie Watkins and Mayor Walter Bowen adjourned the meeting at 7:19 p.m.

APPROVED

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary